

JOB NO 2101

**DESIGN & ACCESS STATEMENT  
&  
HERITAGE IMPACT ASSESSMENT**

TO SUPPORT AN APPLICATION FOR PLANNING AND CONSERVATION AREA CONSENT FOR  
REPLACEMENT WINDOWS/DOORS, NEW GLASS CANOPY, REPLACEMENT OIL TANK, 2X WIDENED  
EXISTING DOOR OPENINGS AND ROOF EXTRACT VENTILATION  
TO:

**HAYLOFT 3  
HIGHFIELDS  
POLEBROOK  
PE8 5LN**

JUNE 2021



## **1.0 INTRODUCTION**

1.1 This statement has been prepared by Redbox Architects to accompany a Planning and Conservation Area Consent application for replacement windows/doors, new glass canopy, replacement oil tank, 2x widened existing door openings and roof extract ventilation. Hayloft 3 is directly connected to Hayloft 2 which is a Grade II listed building, therefore for the purposes of the application, we have also provided a heritage impact assessment to describe any impact of the proposals on the adjacent listed property.

1.2 This statement should be read in conjunction with the following drawings and reports:

2101 P01- LOCATION AND SITE PLAN

2101 P02- EXISTING CONDITIONS

2101 P03- PROPOSED PLANS

2101 P04- PROPOSED ELEVATIONS

1.3 This statement and the proposal drawings have been prepared following an analysis of the building as an asset as part of the village conservation area. This methodology of first analysing and understanding the value of the asset then allowing this to inform the development of design proposals is in line with the guidance set out in the National Planning Policy Framework and in accordance with English Heritage's *Conservation Principles (2008)*.

## **2.0 HERITAGE SIGNIFICANCE ASSESSMENT**

2.1 Hayloft 3 was originally part of a late C18 barn that was converted in late C20 / early C21 to a semi-detached house on Highfields located just off the north side of the main spine road through the village of Polebrook. Attached to the oldest part of the property is Hayloft 2, which was originally a large hay barn dating back to 1747 – the houses share a gable party wall, providing the chimney stack to Hayloft 3.

The significance will be evaluated using the following criteria:

- Historical/Evidential Value
- Aesthetic Value
- Communal Value

2.2 Historical/Evidential Value Introduction

Hayloft 3 is a two storey stone barn converted in late C20/early C21 to become a family dwelling with what appears to be a new or significantly rebuilt portion of building forming a 'L' shaped house. The older portion of the house is directly adjacent to the neighbouring Hayloft 2, evidenced by internal beams and stone piers.

2.3

Aesthetic Value

This relates to the appearance and form of the building and its relationship with its context.

There are 3 Hayloft conversions in total, but only Hayloft 2 is listed. Whilst the other barns have a significant part to play in the village conservation area, their individual historic context is not as significant the listed barn.



Fig 1. Front elevation of Hayloft 2 and 3 as seen from the road.

#### 2.4 Communal Value

This relates to the meaning that an asset has for the people who relate to it.

The house is a private dwelling and as such has no communal value. However, it holds some value as part of the communal street scene and wider Polebrook conservation area.

### 3.0 THE PROPOSALS

3.1 The proposals are to replace the oil tank, provide a new glass canopy, replace the windows and doors (including 2 widened openings) and to install 2 new extract vents to the existing bathrooms.

3.2 The proposals are discussed below in terms of:

- i) Summary of Significance
- ii) Heritage Impact Assessment

#### 3.3 Summary of Significance –

The proposed oil tank will sit in the same location as the existing, which is tucked away to the north side of the house and way from both the main street and neighbouring listed building. See the Site and Location Plan.

3.4 The existing doors and windows are painted timber casements and will be replaced with painted timber casements in the same openings. There is one existing aluminium sliding door that is proposed to be replaced with powder-coated aluminium patio doors, in a colour to match the windows. Two doors that are proposed to be widened (front door and the kitchen patio doors ) which will increase both light and door opening width. For personal reasons, the current

owners may require to access these doors via a wheel chair, so the widening will ensure that safe and easy access can be gained in line with Life Time Home standards. The front door will be painted timber and the kitchen doors and side lights will be powder-coated aluminium to match the adjacent proposed doors to the sitting room.

3.5 The existing bathrooms do not have any form of extract ventilation, which is in breach of current building regulations and is causing damp issues within the rooms. Roof extract vents are therefore required in the locations above the bathrooms in locations shown on the drawings.

3.6 The new glass canopy is proposed to be a light and almost invisible addition to the front façade so as to minimise visual impact . The canopy is an essential addition to provide rain protection to the new fully accessible entrance so that if access is hindered or slowed, then there is still sufficient weather protection.

3.7 **Heritage Impact Assessment -**  
The house itself has moderate historic value as part of a trio of barn conversions and attachment to the listed Hayloft 2.

The oil tank is in the same location as the existing so will have no net impact on the conservation area or adjacent listed building.

3.8 Predominantly the replacement doors and windows are on a like for like basis, either replacing timber painted casements or upgrading an aluminium sliding door with a more in-keeping patio door style in powder-coated aluminium. The kitchen door widening is to the rear of the house and cannot be seen from either the conservation area or road and is positioned at the opposite end of the house to the listed barn, so has no impact upon either. The front door widening doubles the size of the opening, but is in-keeping in scale with similar adjacent openings. Although it can be seen from the street and is adjacent to the listed barn, the impact is moderate and will provide an essential fully accessible entrance to the property.

3.9 The extract vents are an important addition to the property to both meet regulations and help prevent damp. Both vents are located away from the main street scene and the adjacent listed building so will have no impact.

3.10 The glass canopy has been added to the proposals to create weather protection to the new fully accessible entrance. The canopy will be lightweight and designed to be as invisible as possible to minimise visual impact. We are also aware that the neighbouring listed building is also proposing a new glazed porch / canopy so once both applications are complete, these elements will be entirely in-keeping with each other.

#### **4.0 DESIGN & APPEARANCE**

4.1 All elements of the proposals will be both in-keeping with the conservation area and the adjacent listed barn at Hayloft 2. Predominantly the proposals are either effectively like for like or considered essential to provide accordance with building regulations or 'Life Time Homes' standards.

4.2 The proposals have been prepared so that the new works do not detract from the legibility or aesthetic quality of the main house, listed barn or conservation area. The materials have been selected to be in-keeping with the house, neighbouring buildings and the conservation area.

## **5.0 USE**

5.1 The use as a dwelling will remain unaltered.

## **6.0 AMOUNT & SCALE**

6.1 The proposed dimensions of the canopy are small and sit well within the space available. All other aspects of the proposals are essentially like for like other than the two widened door openings, that are required for access reasons. These openings however are entirely in-keeping with other adjacent openings and the properties (including the adjacent listed barn) as a whole.

## **7.0 LANDSCAPING & ECOLOGY**

7.1 There will be no impact on either the landscape or ecology of the site.

## **8.0 ACCESS**

8.1 Vehicular access to the house and garden will be unaltered.

## **9.0 CONCLUSIONS**

9.1 The application has been carefully prepared giving due regard to the character and appearance of the existing conservation area and complies with the requirements of current planning policy guidance as outlined in the National Planning Policy Framework.

The proposed works are considered to be modest and in-keeping with the village design statement so remain in context with the street scene and conservation area.

APPENDIX:

Oil tank Reference:



Existing oil Tank

Link to proposed oil tank: <https://atlastanks.co.uk/product/1000-bsa-sl/>

This is the proposed oil tank at this time, however we respectfully ask that both the oil tank and the doors/ windows are conditioned as part of the planning process so that the client has some liberty when selecting the final product. This is predominantly due to covid related factors such as the manufacturer potentially going out of business, long lead times or prohibitive costs. Fire board will be added to the inside face of the fence as required for fire protection.



## SL1000BTATLAS (Atlas 1000 BSA SL)

Even where current regulations might permit the use of single skin tanks, the additional environmental protection offered through the use of Atlas Bunded Tanks is strongly recommended for any oil storage. Guaranteed for 10 years this well respected range of tanks offers an excellent combination of shapes, capacities and features.

With designs to suit all locations, from narrow width for domestic situations with limited space through to large capacity for commercial, industrial and agricultural use, the Atlas range of bunded tanks has a proven track record for over 10 years.

 2017 Product Brochure

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Specifications >

### Specifications

**Capacity:** 1000 Lt  
**Length:** 1890mm/75"  
**Width:** 640mm/26"  
**Height:** 1440mm/57"  
**Footprint:** 1830mm x 600mm  
**Weight:** 115kg

**Product Code:** SL1000BTATLAS

Timber windows : See Drawing P05 Proposed Window Details

Aluminium door reference:

These are the type of doors proposed – essentially a slimline powder-coated range that will suit the patio doors / side lights with section dimensions that are not dissimilar to timber and in a colour to match the windows (not grey as shown). However we respectfully ask that both the oil tank and the doors/ windows are conditioned as part of the planning process so that the client has some liberty when selecting the final product. This is predominantly due to covid related factors such as the manufacturer potentially going out of business, long lead times or prohibitive costs.

# Schüco Door System AD UP 75 BL

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### SPOTLIGHT ON: Product highlights

We are setting the benchmark for healthy, smart and secure building with outstanding, pioneering solutions. For our AD UP 75 BL door system this means:

-  Barrier-free, zero-level threshold **NEW**
-  Stability without compromise
-  Innovative centre gasket concept



### Stable and highly flexible basic door system in 75 mm core basic depth

The Schüco AD UP 75 BL (Basic Line) door system is the basic option of the Schüco AD UP system platform for 75 mm basic depth.

The benefits for architects, developers and fabricators include high stability and durability as well as great functional and design freedom, combined with easy and reliable fabrication and installation.

The triple-shell profile construction with double insulation level and a rebate gasket system with two gasket levels ensure good thermal insulation and weathertightness properties, even without the additional use of insulating foam isolators and glazing rebate insulation.